



CONSTRUCTION BULLETIN

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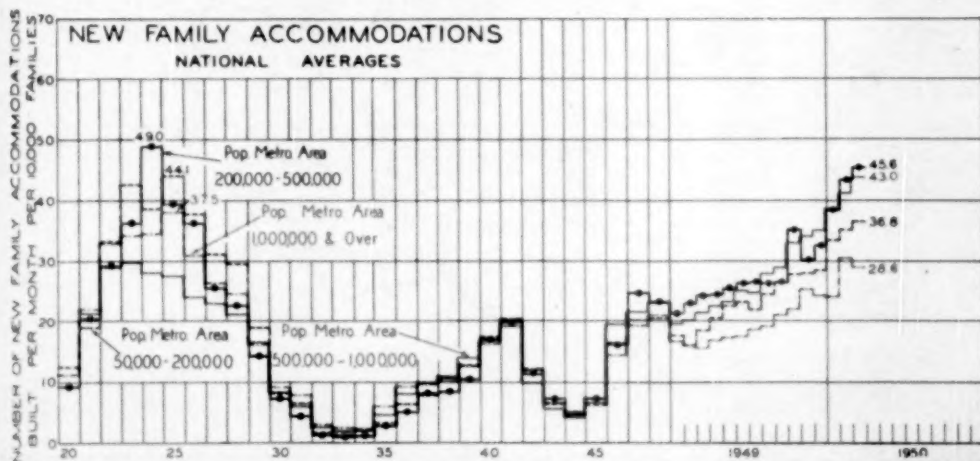
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HOUSING BOOM STRETCHES TOWARD NEW RECORD

DURING the first half of 1950 in the neighborhood of 650,000 new residential units will be started. Since this time has not elapsed, the amount is a guess, but it is a very short-range one and will not be far wrong. This total is nearly 45% ahead of the number started during the first six months of 1949. Lest too rosy a picture be painted by this comparison, we should recall that the first six months of 1949 was certainly no great shakes insofar as construction volume was concerned. On the other hand, a six-month total of 650,000 starts is the greatest half-year in the country's history.

Leading the way in this record-breaking drive are the big cities. Baltimore, Chicago, Cleveland, Detroit, Los Angeles, Philadelphia, Pittsburgh and St. Louis have all been starting from two to four times as many residential units (first quarter of 1950) as they started in the first quarter of 1949.

The map on page 236 shows the comparison between the number of units started in the first quarter of 1949 and the first quarter of 1950. The red dots indicate those few cities with a lower number of starts during the 1950 period. While this map shows the extent (geographically) of the increase in construction, it cannot show the magnitude. A better view of the construction picture is found in the individual charts of the 140 metropolitan areas. These charts appear on pages 237 through 250. In addition to the construction rate (shown by the line on each chart) the actual number of units started during the first quarter of 1949 and the first quarter of 1950 is shown near the top of each chart.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas.

The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 235 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION 1ST QUARTER OF 1950 COMPARED WITH 1ST QUARTER OF 1949



NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

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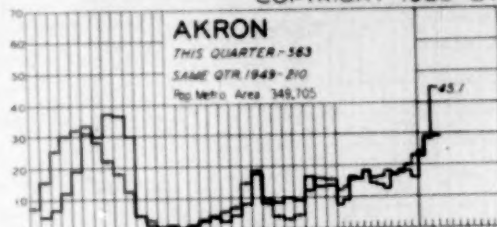
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

AKRON

THIS QUARTER - 583

SAME QTR 1949 - 210

Pop Metro Area 348,705

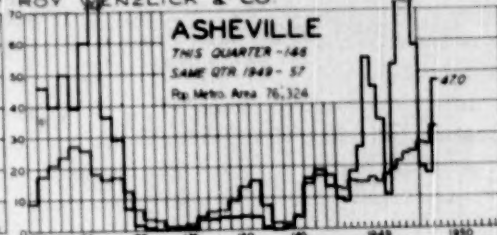


ASHEVILLE

THIS QUARTER - 148

SAME QTR 1949 - 57

Pop Metro Area 76,324

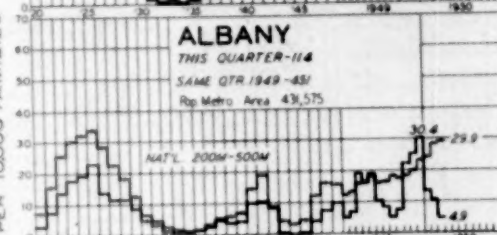


ALBANY

THIS QUARTER - 114

SAME QTR 1949 - 85

Pop Metro Area 43,575

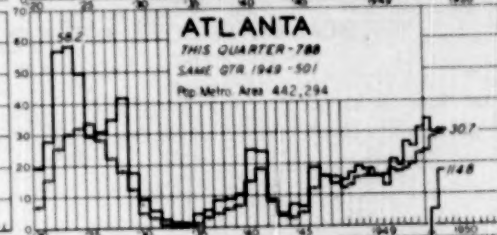


ATLANTA

THIS QUARTER - 788

SAME QTR 1949 - 501

Pop Metro Area 442,294

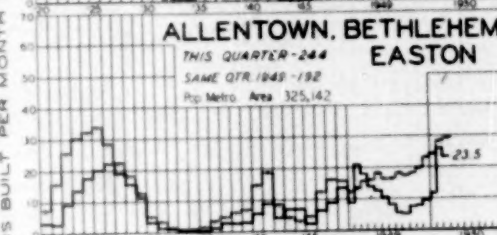


ALLENTOWN, BETHLEHEM, EASTON

THIS QUARTER - 244

SAME QTR 1949 - 192

Pop Metro Area 325,142



ATLANTIC CITY

THIS QUARTER - 752

SAME QTR 1949 - 105

Pop Metro Area 100,096

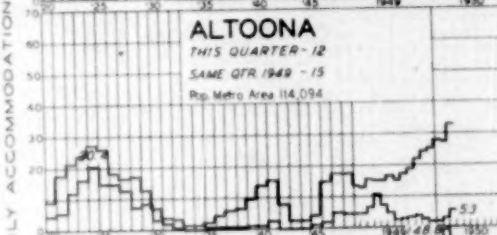


ALTOONA

THIS QUARTER - 12

SAME QTR 1949 - 15

Pop Metro Area 114,094

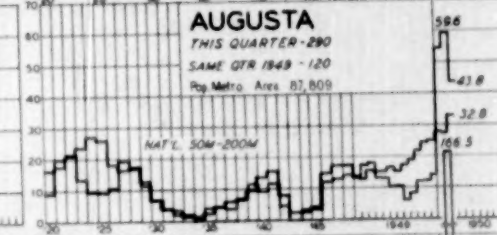


AUGUSTA

THIS QUARTER - 290

SAME QTR 1949 - 120

Pop Metro Area 87,809

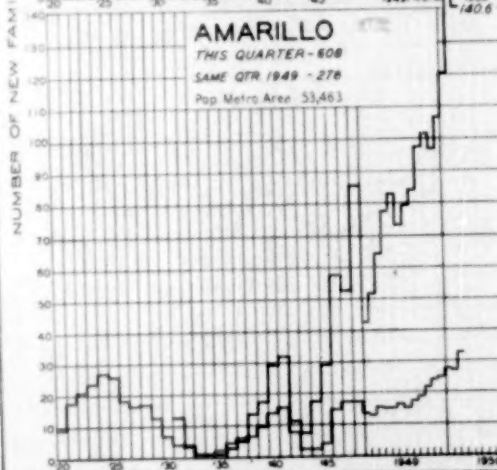


AMARILLO

THIS QUARTER - 808

SAME QTR 1949 - 278

Pop Metro Area 53,463

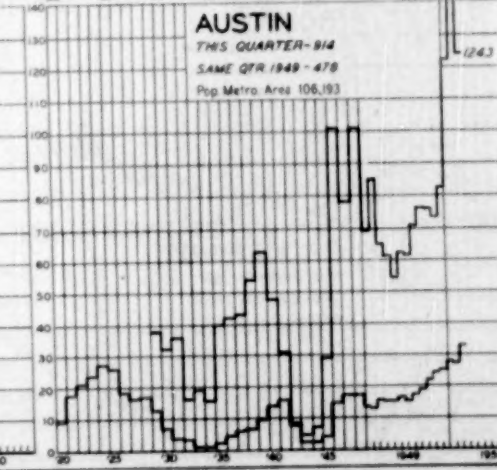


AUSTIN

THIS QUARTER - 914

SAME QTR 1949 - 478

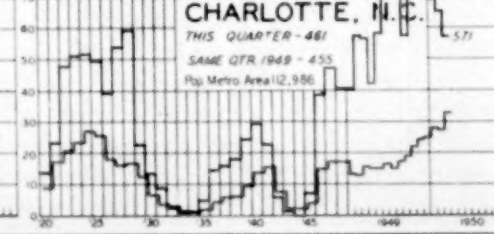
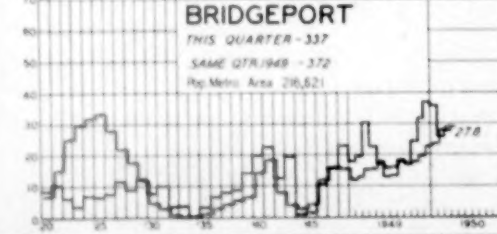
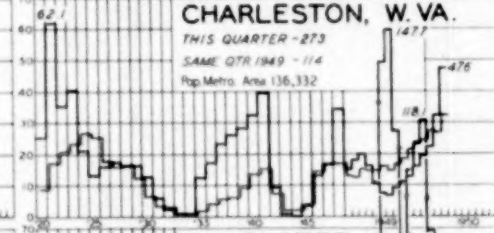
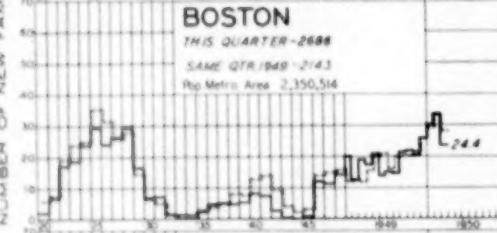
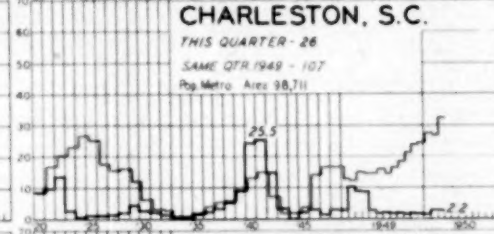
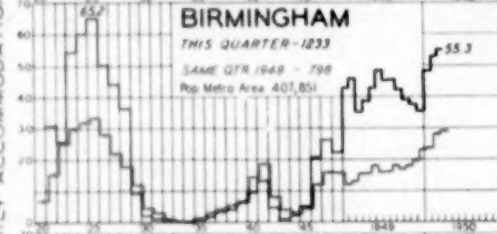
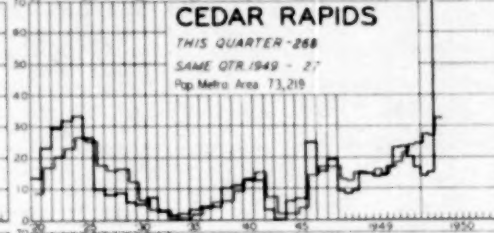
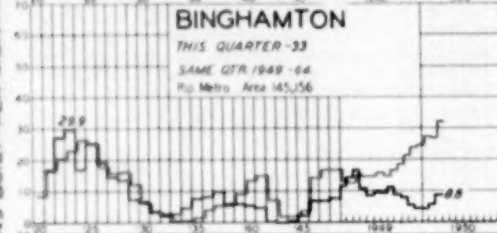
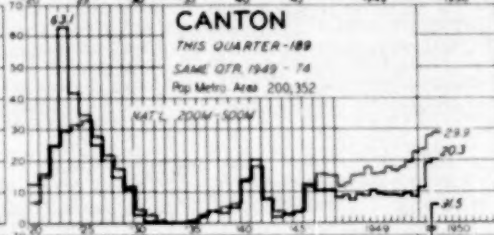
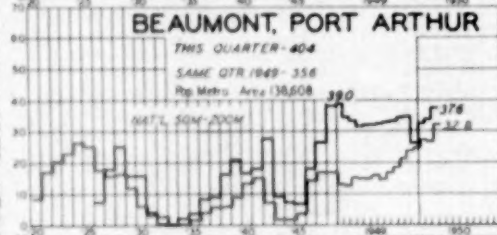
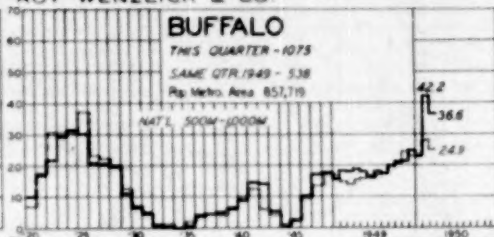
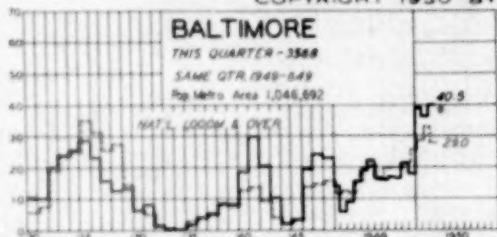
Pop Metro Area 106,193



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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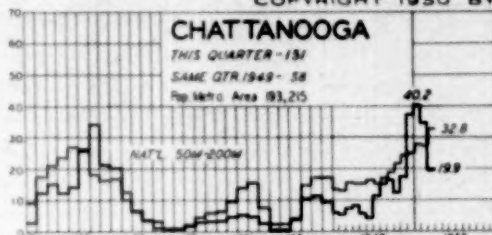
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

CHATTANOOGA

THIS QUARTER - 151

SAME QTR 1949 - 58

Pop Metro Area 193,215

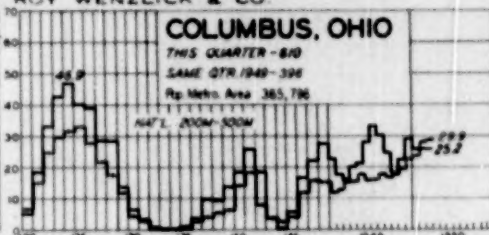


COLUMBUS, OHIO

THIS QUARTER - 810

SAME QTR 1949 - 396

Pop Metro Area 365,796



CHICAGO

THIS QUARTER - 6433

SAME QTR 1949 - 3407

Pop Metro Area 4,499,126

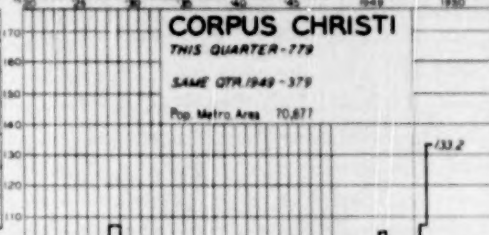


CORPUS CHRISTI

THIS QUARTER - 779

SAME QTR 1949 - 379

Pop Metro Area 70,677

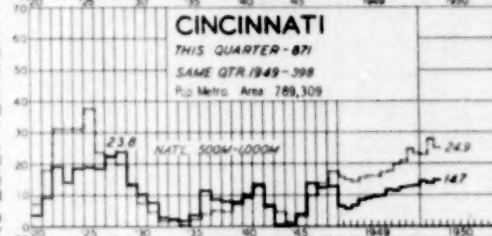


CINCINNATI

THIS QUARTER - 871

SAME QTR 1949 - 398

Pop Metro Area 789,309

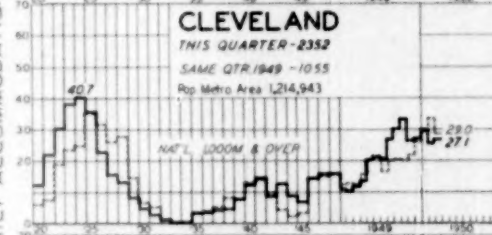


CLEVELAND

THIS QUARTER - 2352

SAME QTR 1949 - 1055

Pop Metro Area 1,214,943

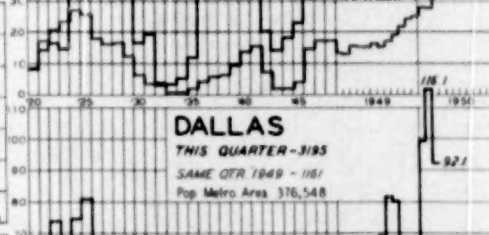


DALLAS

THIS QUARTER - 3195

SAME QTR 1949 - 1161

Pop Metro Area 376,548

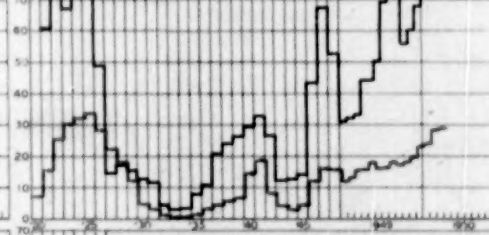
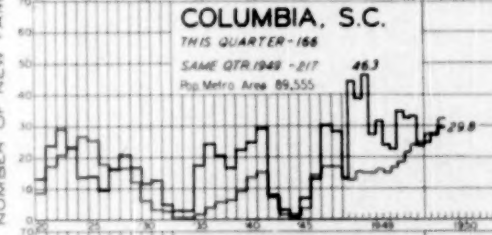


COLUMBIA, S.C.

THIS QUARTER - 166

SAME QTR 1949 - 217

Pop Metro Area 89,555

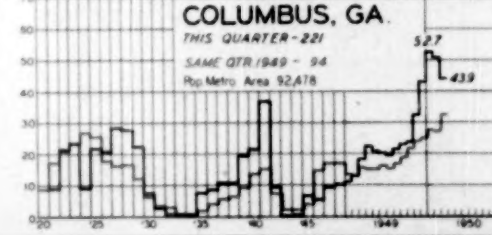


COLUMBUS, GA.

THIS QUARTER - 221

SAME QTR 1949 - 94

Pop Metro Area 92,478

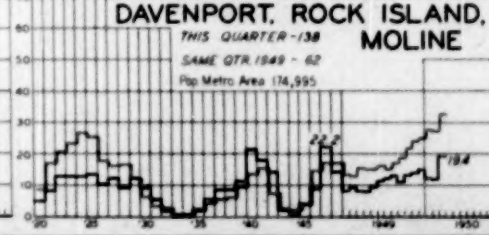


DAVENPORT, ROCK ISLAND, MOLINE

THIS QUARTER - 138

SAME QTR 1949 - 62

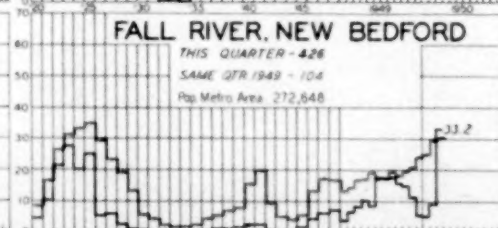
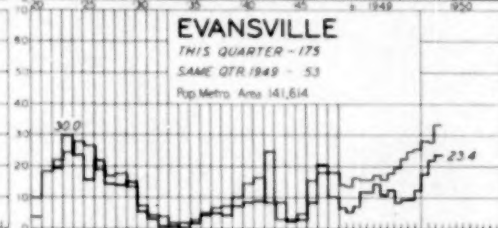
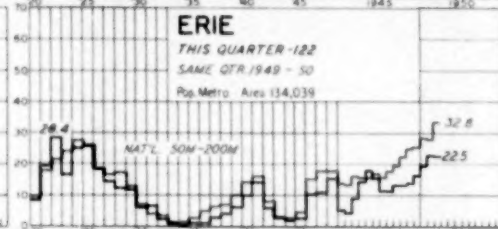
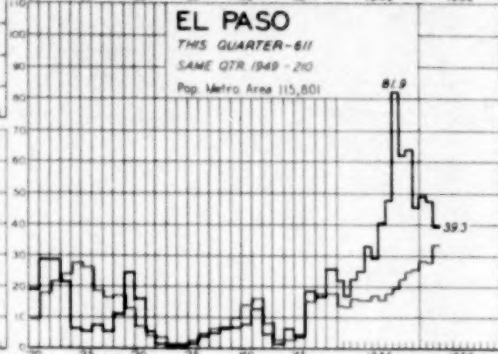
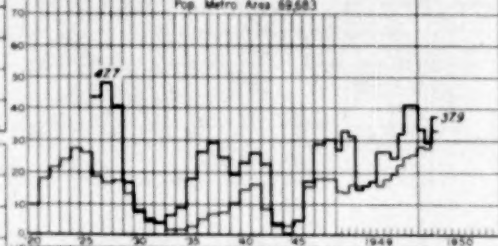
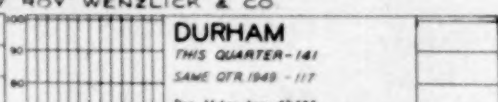
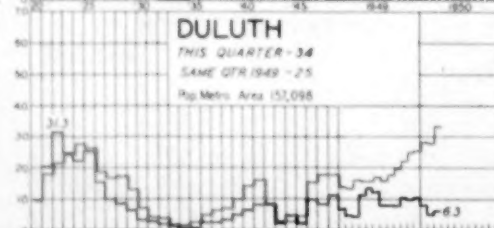
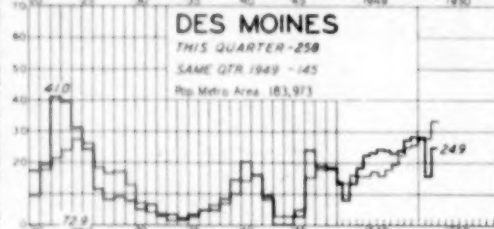
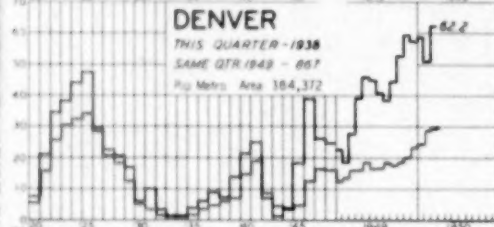
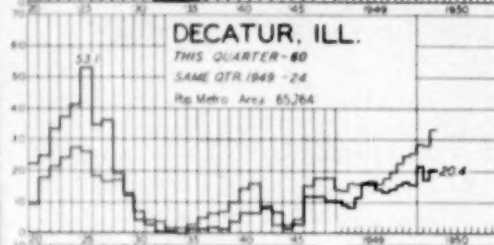
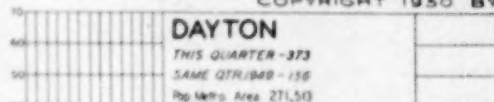
Pop Metro Area 174,995



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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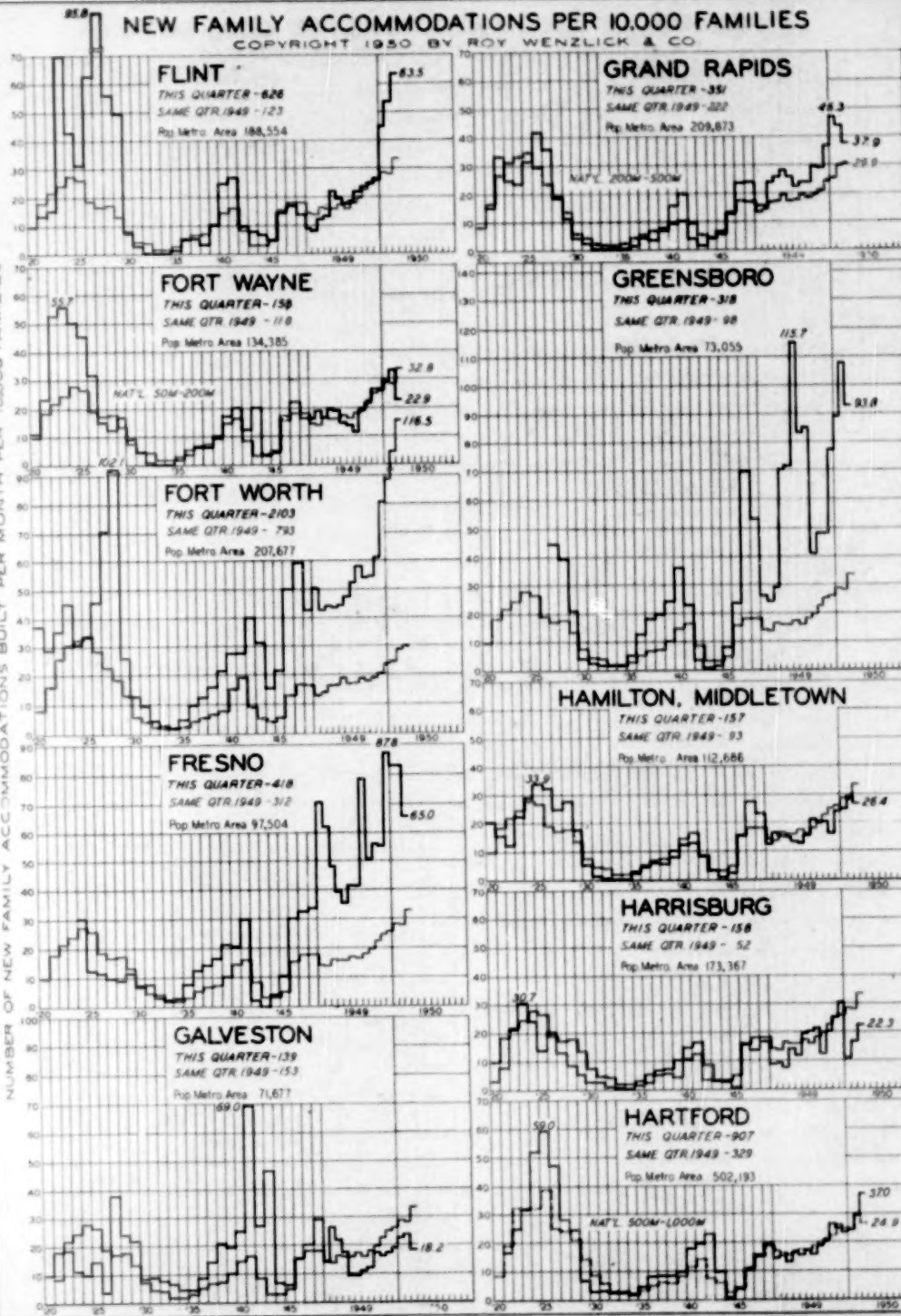
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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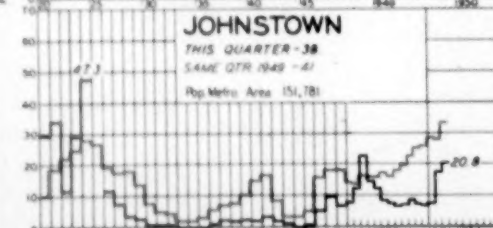
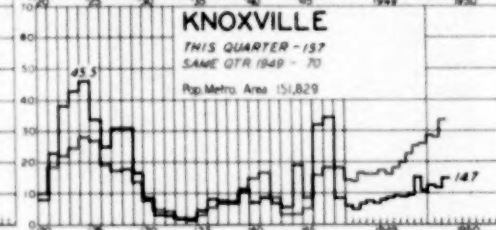
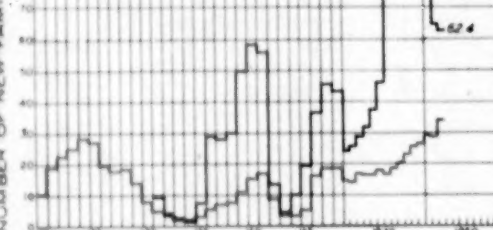
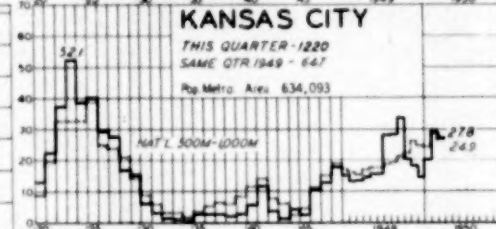
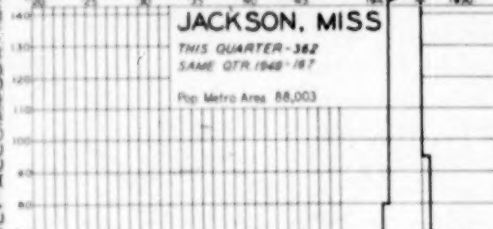
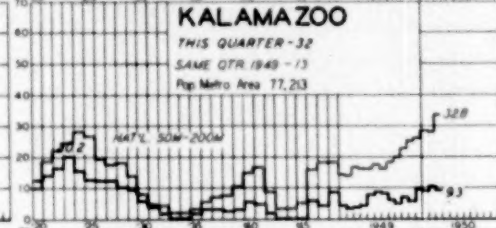
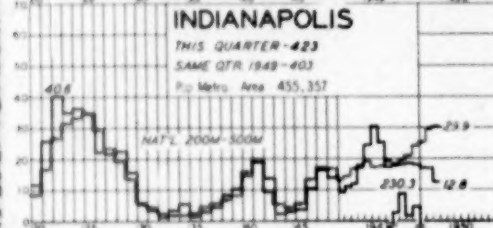
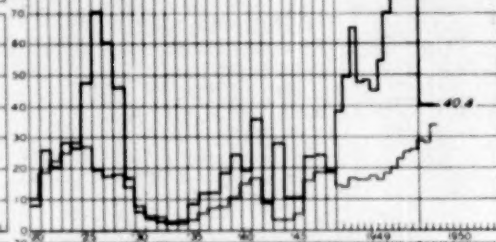
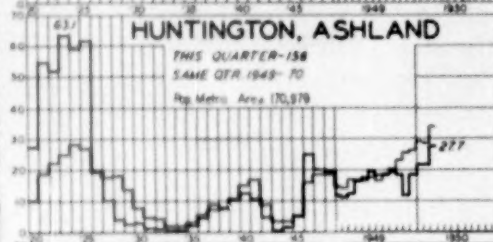
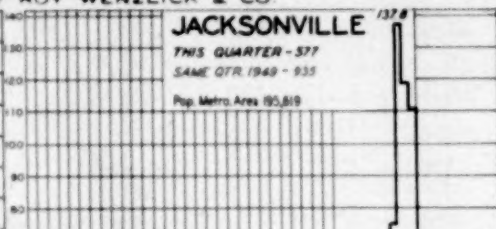
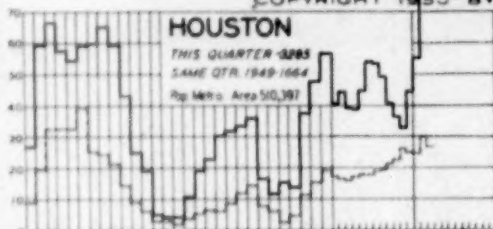
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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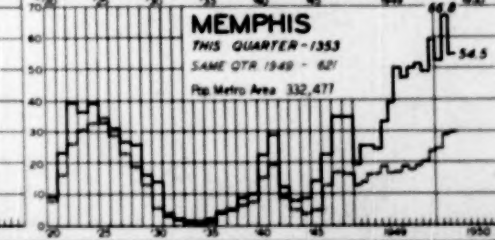
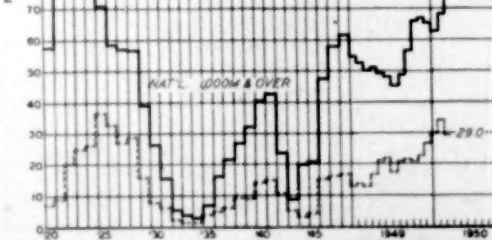
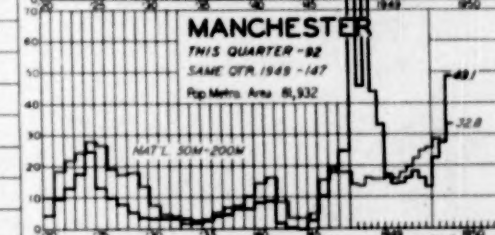
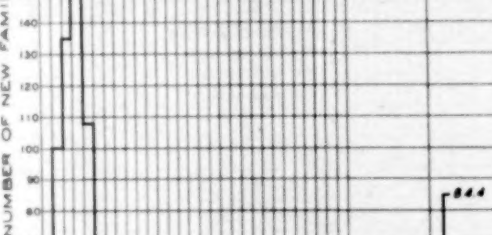
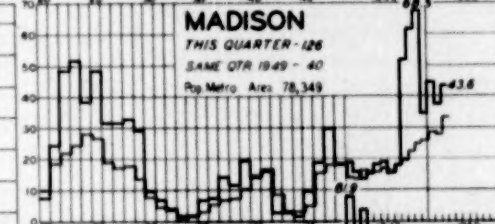
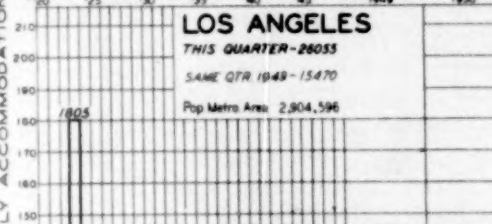
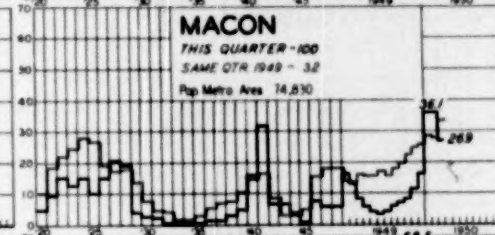
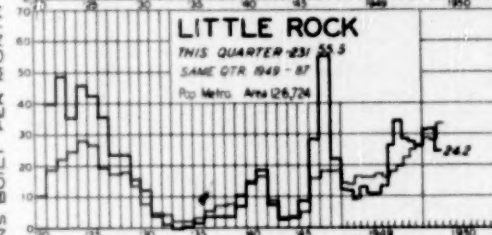
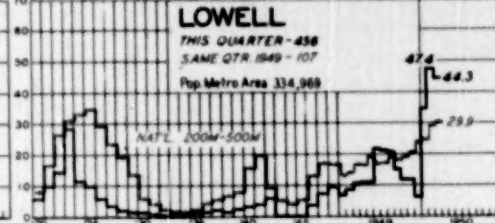
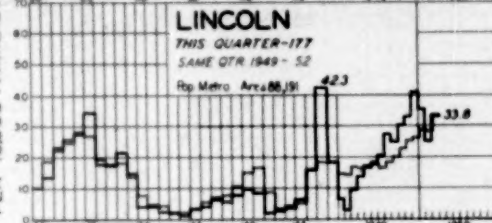
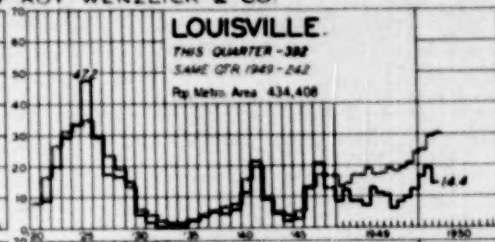
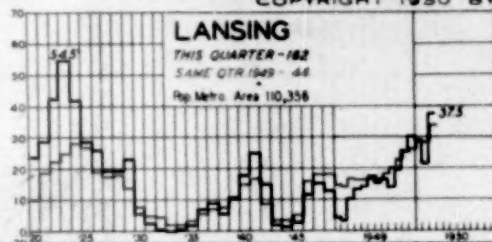
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 1000 FAMILIES

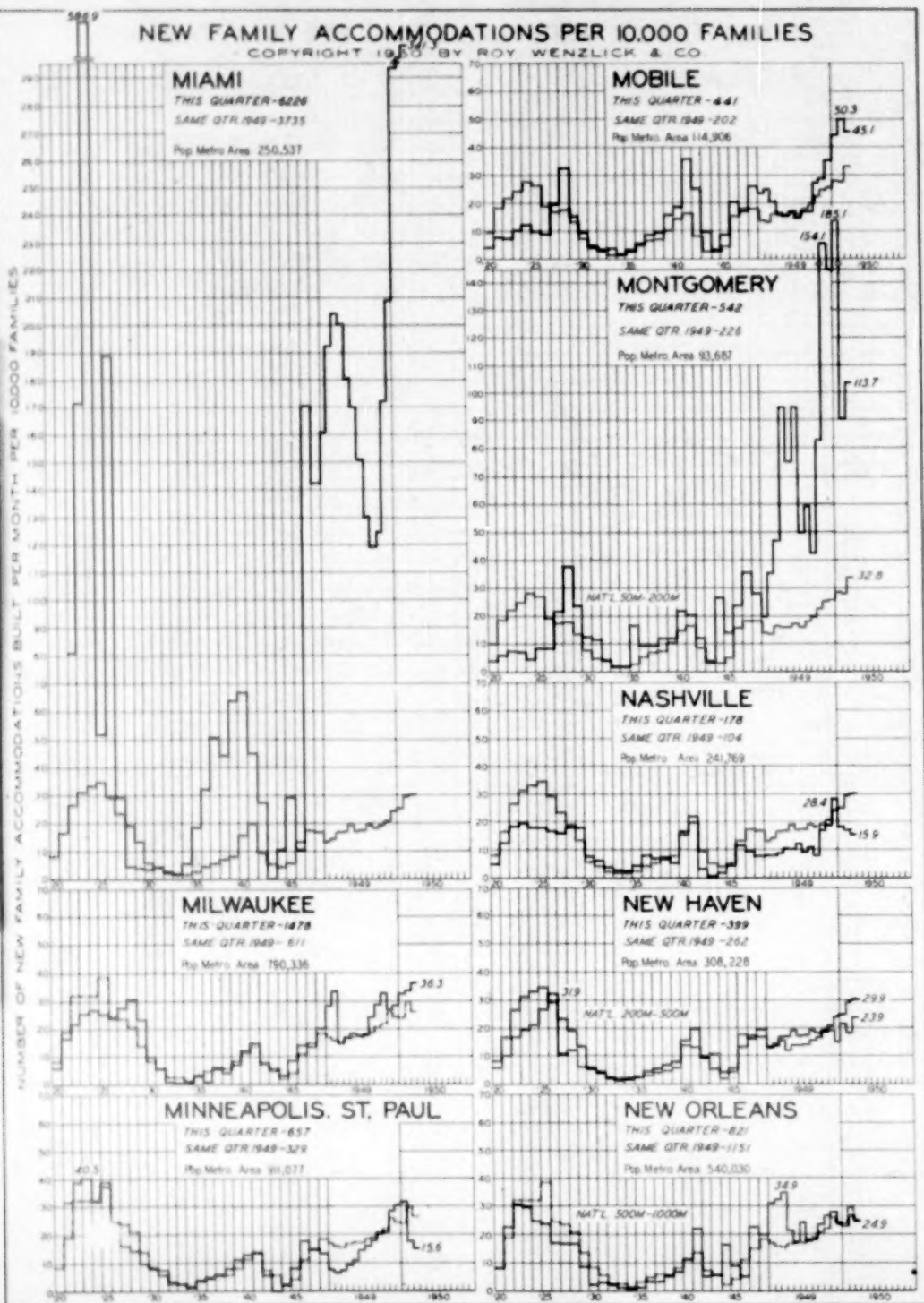
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 1000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

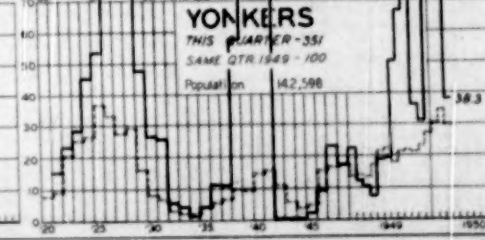
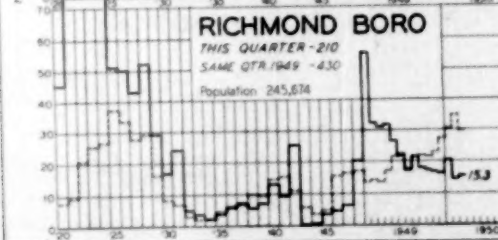
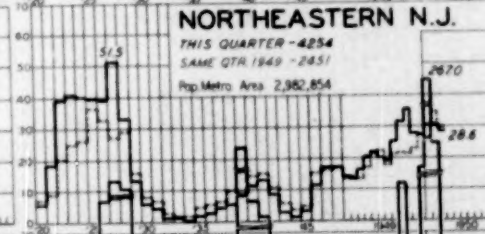
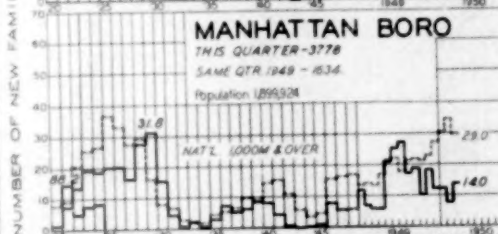
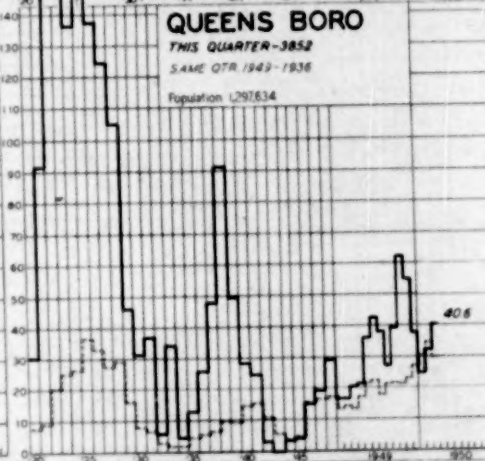
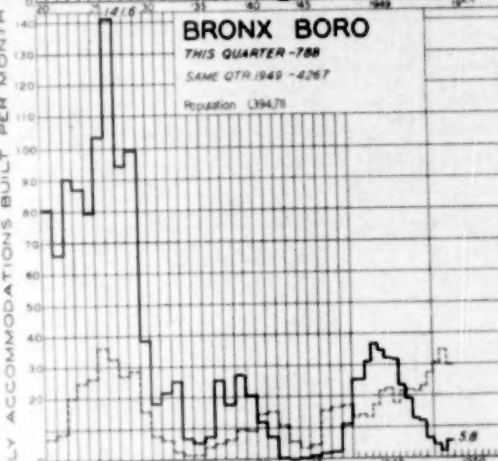
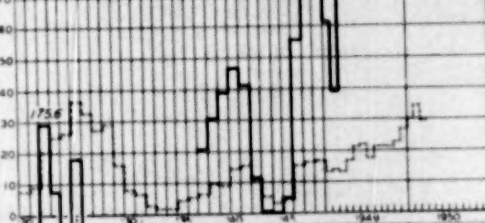
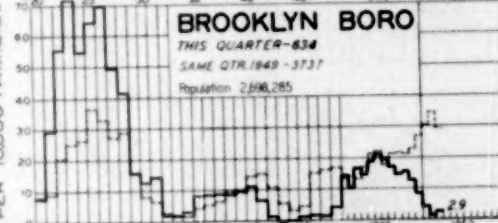
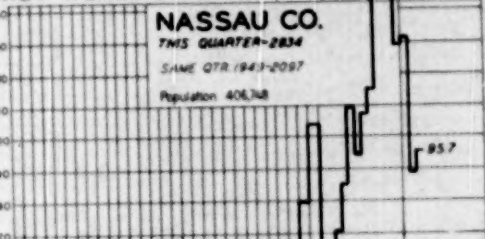
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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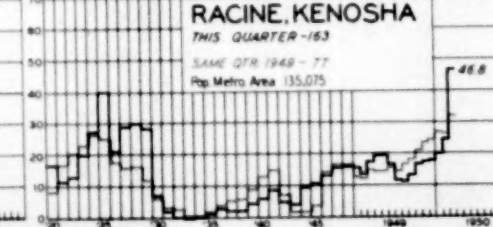
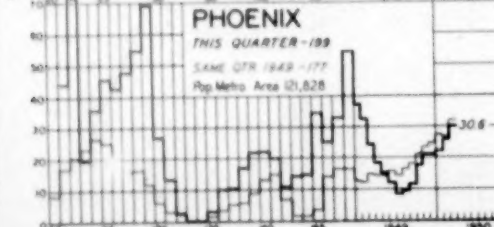
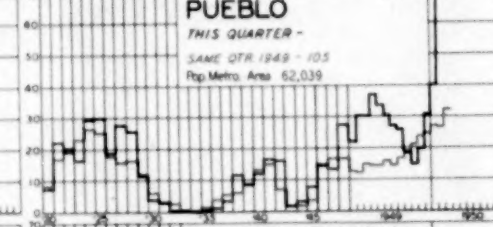
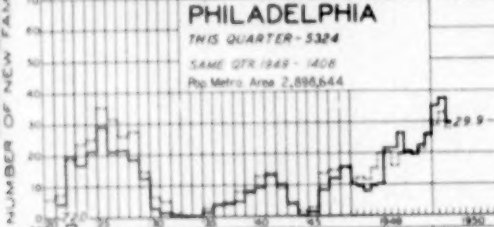
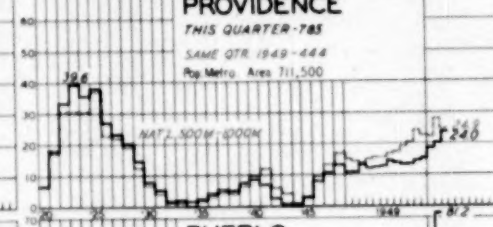
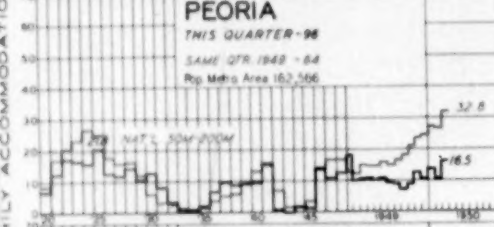
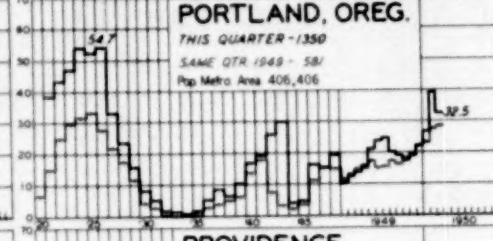
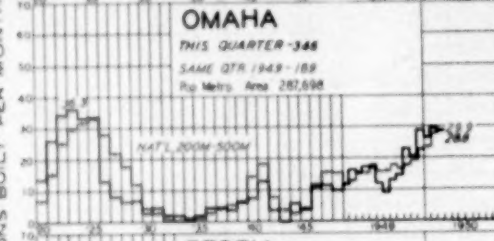
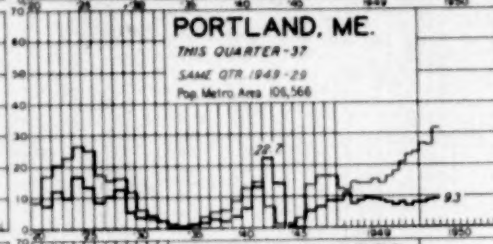
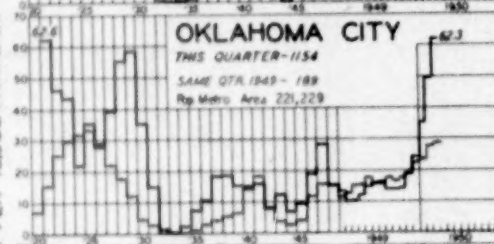
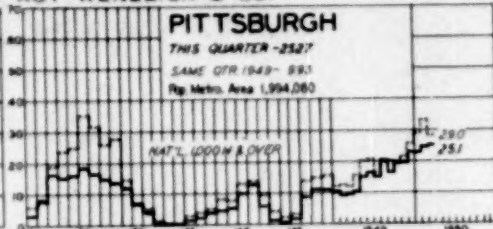
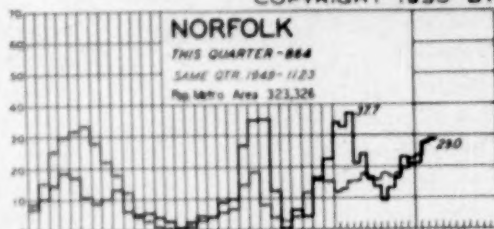
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH FOR 10,000 FAMILIES



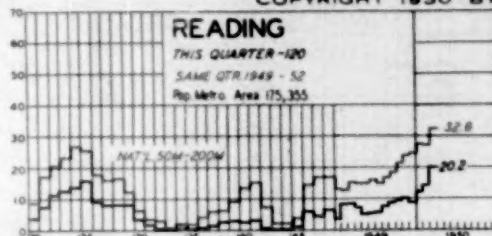
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

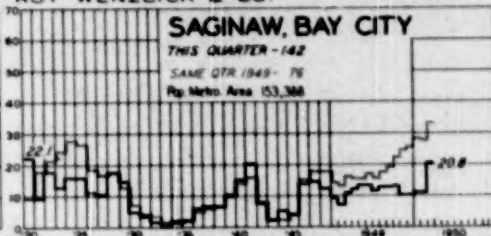
READING

THIS QUARTER - 120
SAME QTR 1949 - 52
Pop Metro Area 175,355



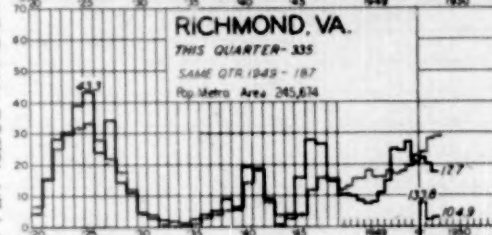
SAGINAW, BAY CITY

THIS QUARTER - 142
SAME QTR 1949 - 76
Pop Metro Area 153,366



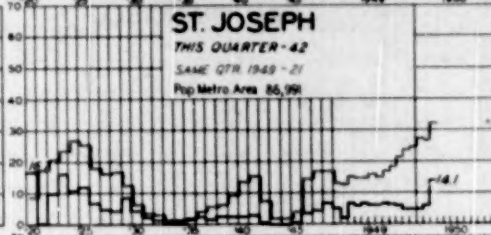
RICHMOND, VA.

THIS QUARTER - 335
SAME QTR 1949 - 187
Pop Metro Area 245,634



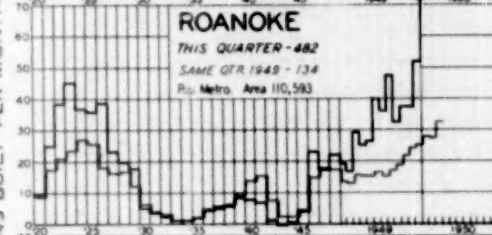
ST. JOSEPH

THIS QUARTER - 42
SAME QTR 1949 - 21
Pop Metro Area 86,991



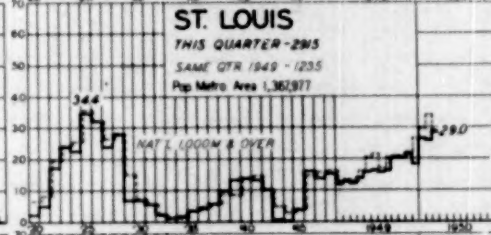
ROANOKE

THIS QUARTER - 482
SAME QTR 1949 - 134
Pop Metro Area 110,593



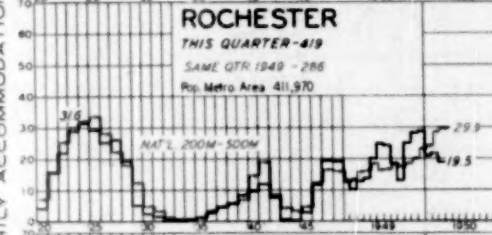
ST. LOUIS

THIS QUARTER - 295
SAME QTR 1949 - 123
Pop Metro Area 1,362,977



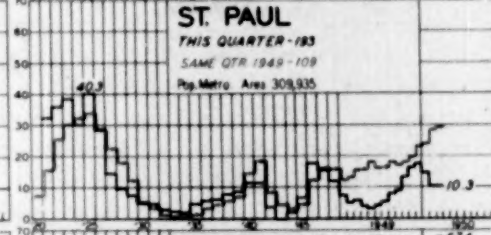
ROCHESTER

THIS QUARTER - 419
SAME QTR 1949 - 206
Pop Metro Area 411,970



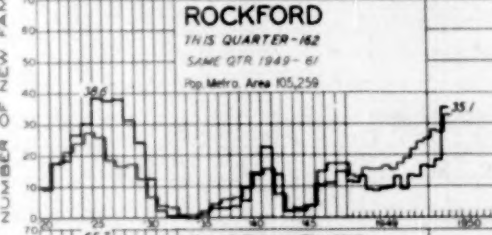
ST. PAUL

THIS QUARTER - 193
SAME QTR 1949 - 109
Pop Metro Area 308,935



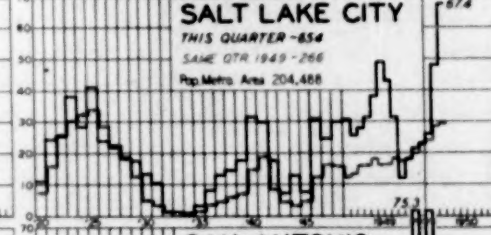
ROCKFORD

THIS QUARTER - 162
SAME QTR 1949 - 61
Pop Metro Area 105,259



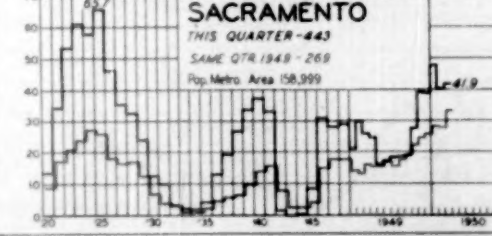
SALT LAKE CITY

THIS QUARTER - 854
SAME QTR 1949 - 266
Pop Metro Area 204,488



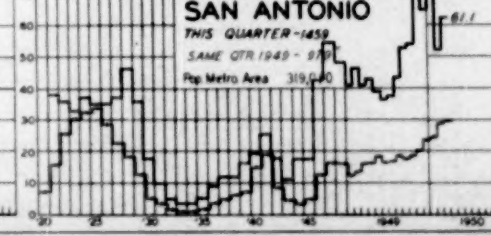
SACRAMENTO

THIS QUARTER - 443
SAME QTR 1949 - 269
Pop Metro Area 158,999



SAN ANTONIO

THIS QUARTER - 1459
SAME QTR 1949 - 970
Pop Metro Area 319,540

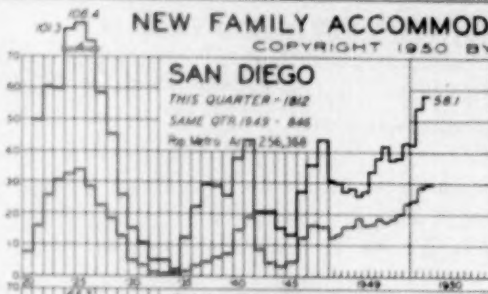


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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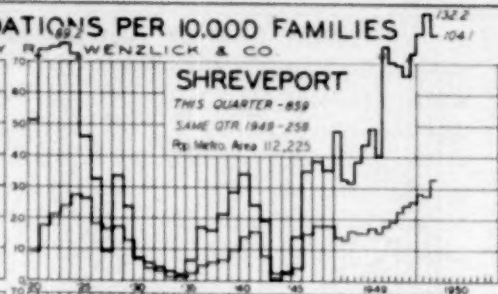
SAN DIEGO

THIS QUARTER - 1862
SAME QTR 1949 - 846
Pop Metro Area 256,368



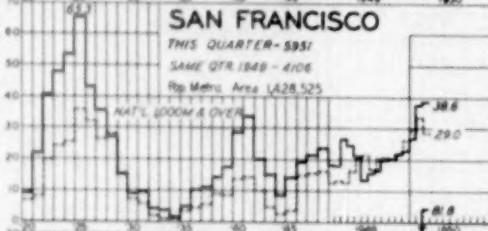
SHREVEPORT

THIS QUARTER - 859
SAME QTR 1949 - 258
Pop Metro Area 112,225



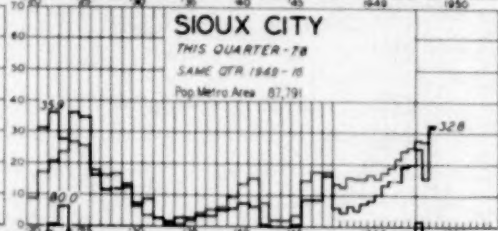
SAN FRANCISCO

THIS QUARTER - 5951
SAME QTR 1949 - 4106
Pop Metro Area 1,628,525



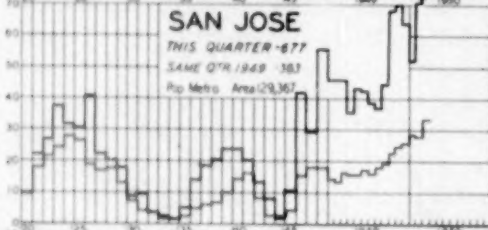
SIOUX CITY

THIS QUARTER - 78
SAME QTR 1949 - 15
Pop Metro Area 87,791



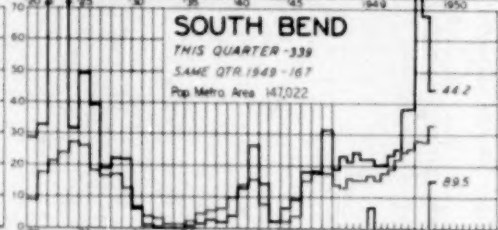
SAN JOSE

THIS QUARTER - 677
SAME QTR 1949 - 387
Pop Metro Area 129,367



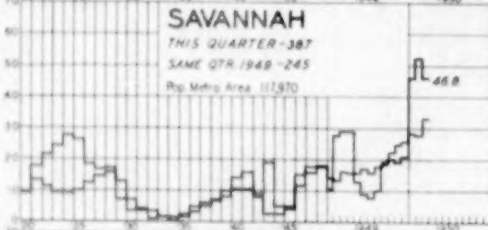
SOUTH BEND

THIS QUARTER - 339
SAME QTR 1949 - 167
Pop Metro Area 147,022



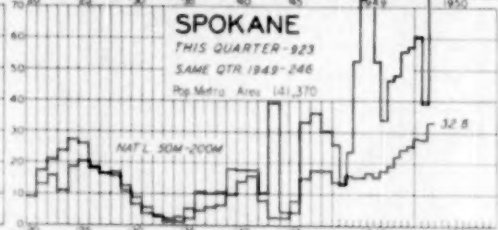
SAVANNAH

THIS QUARTER - 387
SAME QTR 1949 - 245
Pop Metro Area 117,970



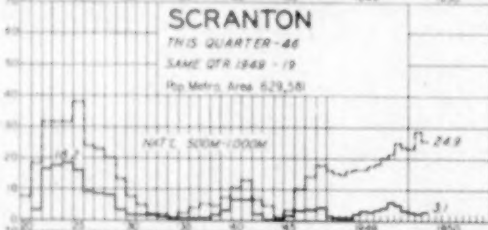
SPOKANE

THIS QUARTER - 923
SAME QTR 1949 - 246
Pop Metro Area 141,370



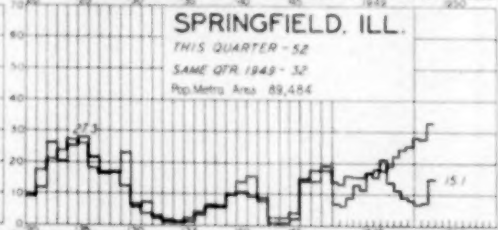
SCRANTON

THIS QUARTER - 46
SAME QTR 1949 - 19
Pop Metro Area 629,581



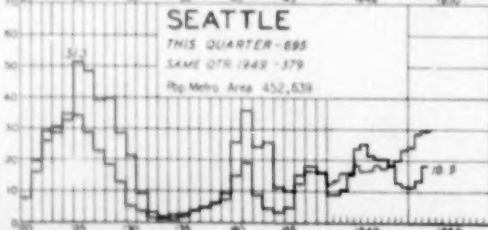
SPRINGFIELD, ILL.

THIS QUARTER - 52
SAME QTR 1949 - 32
Pop Metro Area 89,484



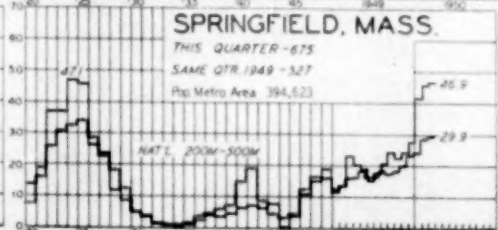
SEATTLE

THIS QUARTER - 695
SAME QTR 1949 - 379
Pop Metro Area 452,638



SPRINGFIELD, MASS.

THIS QUARTER - 675
SAME QTR 1949 - 327
Pop Metro Area 194,623



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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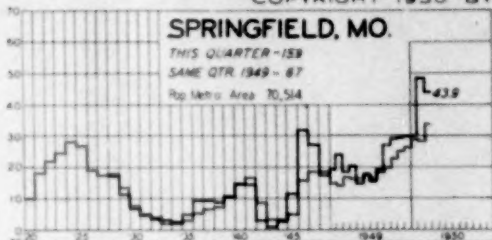
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

SPRINGFIELD, MO.

THIS QUARTER - 139

SAME QTR 1949 - 87

Pop Metro Area 70,514

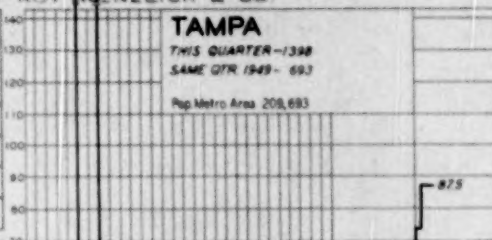


TAMPA

THIS QUARTER - 1398

SAME QTR 1949 - 693

Pop Metro Area 205,693

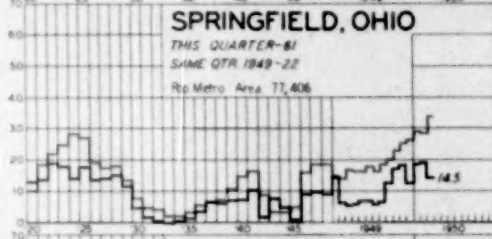


SPRINGFIELD, OHIO

THIS QUARTER - 81

SAME QTR 1949 - 22

Pop Metro Area 77,406

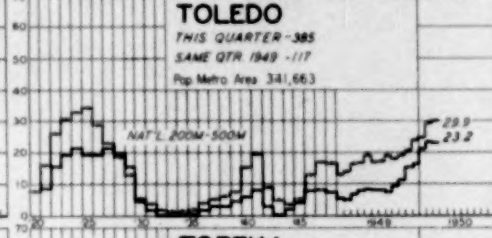


TOLEDO

THIS QUARTER - 385

SAME QTR 1949 - 117

Pop Metro Area 341,663

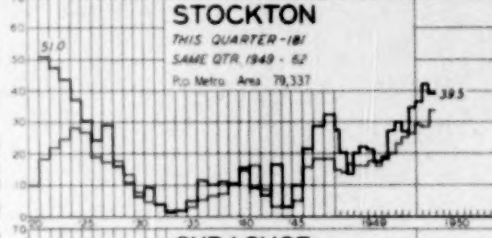


STOCKTON

THIS QUARTER - 181

SAME QTR 1949 - 52

Pop Metro Area 79,337

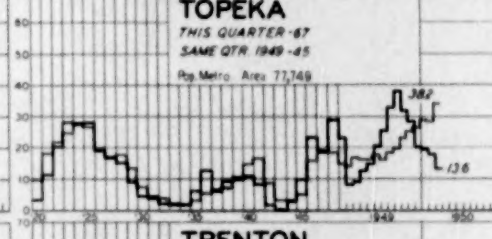


TOPEKA

THIS QUARTER - 67

SAME QTR 1949 - 45

Pop Metro Area 77,749

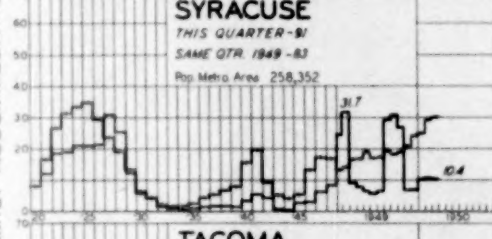


SYRACUSE

THIS QUARTER - 91

SAME QTR 1949 - 83

Pop Metro Area 258,352

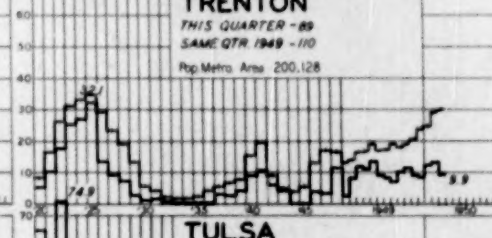


TRENTON

THIS QUARTER - 89

SAME QTR 1949 - 110

Pop Metro Area 200,128

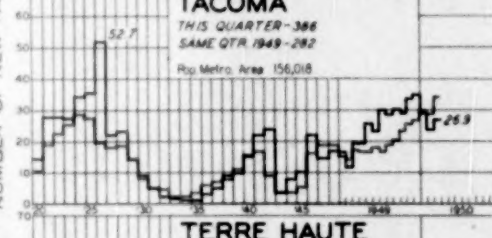


TACOMA

THIS QUARTER - 386

SAME QTR 1949 - 282

Pop Metro Area 156,018

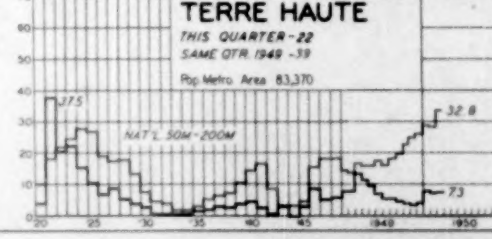


TERRE HAUTE

THIS QUARTER - 22

SAME QTR 1949 - 39

Pop Metro Area 83,370

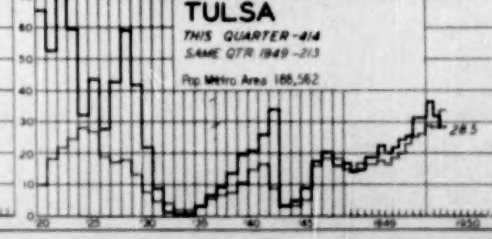


TULSA

THIS QUARTER - 414

SAME QTR 1949 - 213

Pop Metro Area 188,562



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

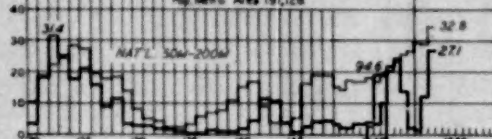
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

UTICA

THIS QUARTER - 18
SAME QTR. 1949 - 18

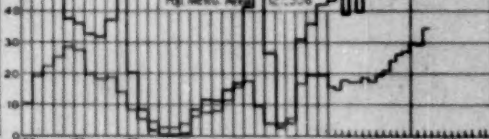
Pop. Metro. Area 197,128



WICHITA

THIS QUARTER - 14.47
SAME QTR. 1949 - 4.97

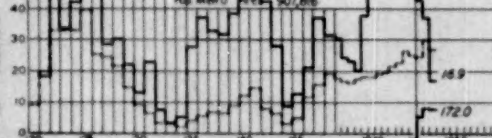
Pop. Metro. Area 127,208



WASHINGTON, D.C.

THIS QUARTER - 1002
SAME QTR. 1949 - 1617

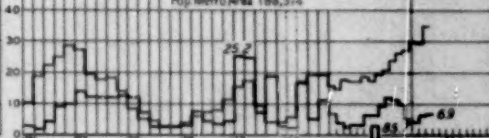
Pop. Metro. Area 907,816



WILMINGTON

THIS QUARTER - 17
SAME QTR. 1949 - 30

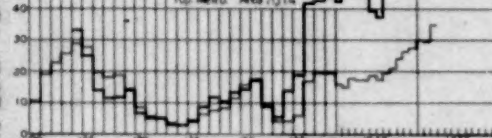
Pop. Metro. Area 188,314



WACO

THIS QUARTER - 789
SAME QTR. 1949 - 226

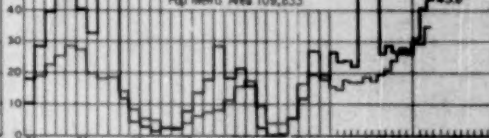
Pop. Metro. Area 71,114



WINSTON - SALEM

THIS QUARTER - 219
SAME QTR. 1949 - 125

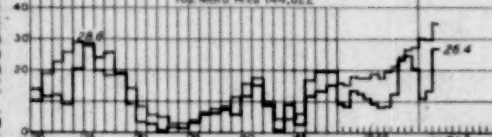
Pop. Metro. Area 108,833



WATERBURY

THIS QUARTER - 111
SAME QTR. 1949 - 58

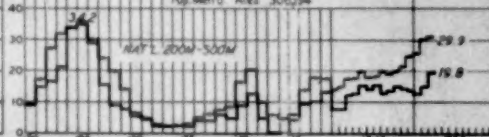
Pop. Metro. Area 144,822



WORCESTER

THIS QUARTER - 134
SAME QTR. 1949 - 148

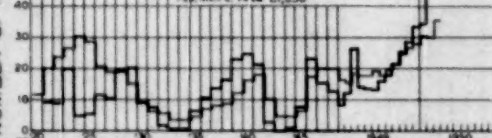
Pop. Metro. Area 306,194



WATERLOO

THIS QUARTER - 112
SAME QTR. 1949 - 39

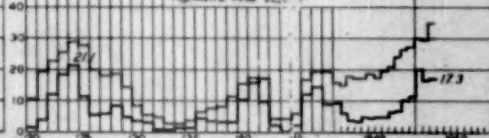
Pop. Metro. Area 67,050



YORK

THIS QUARTER - 14
SAME QTR. 1949 - 19

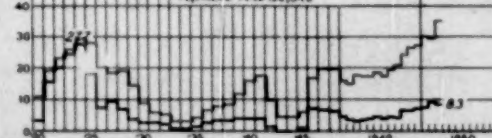
Pop. Metro. Area 92,677



WHEELING

THIS QUARTER - 43
SAME QTR. 1949 - 15

Pop. Metro. Area 196,340



YOUNGSTOWN

THIS QUARTER - 412
SAME QTR. 1949 - 170

Pop. Metro. Area 142,188

